

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0165 – Sunset Lot 1

ZAP DATE: October 2, 2007

ADDRESS: 5001 Sunset Trail

OWNERS: La Corvina Properties, L.L.C.
(Donley Watt)

AGENT: La Corvina Properties, L.L.C.
(Michael Moran)

ZONING FROM: SF-2

TO: SF-3

AREA: 0.744 acres
(approximately 32,408.64 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 300 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 2, 2007: *APPROVED SF-3-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.*

[J. SHIEH, S. HALE – 2ND] (6-0) C. HAMMOND – ILL; B. BAKER – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of one undeveloped, platted lot that has frontage on Sunset Trail and is zoned single family residence (SF-2) district. Along the east side of Sunset Trail, there are six duplex lots to the south and six four-plex lots to the north (zoned SF-2). The west side of Sunset Trail consists of single family residences, a private primary school and undeveloped lots (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the lot to the family residence (SF-3) district to accommodate duplex development. SF-3 zoning is compatible with the mixture of residential types on Sunset Trail.

CITY COUNCIL DATE: November 1, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



SP95-015

ME-2

UNDEV

SP95-015

ME-2

WIND

SUNSET

GOLF

PILLOW

JONES PARK

FB 103 P 22

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

UNITED STATES OF AMERICA, and M.H. Flournoy, owners of 25.52 ac. out of the James Mammill & League in Travis County, Texas, 2.80 ac. being unsold/undivided land, and 17.54 ac. being covered by or subdivision known as SUNSET VALLEY, according to a plat of record in Book 5, pg. 11, Plat Records of Travis County, Texas; and 25.52 ac., having been conveyed to C.E. Flournoy by deed of record in Vol. 1414, pg. 388, Deed Records of Travis County, Texas, do hereby submit and do hereby certify that SUNSET VALLEY, in accordance with the attached plat, is the public use of the streets and easements shown hereon.

WITNESS OUR HANDS, this the 16th day of July, A.D. 1958.

C. E. Flournoy
C. E. Flournoy

Dr. H. J. Courney
H. J. Courney

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me the undersigned authority, on this day personally appeared G R Flournoy and M H Flournoy, both known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this 14th day of July 1958

L. L. T. B. B. B.
Notary Public in and for Travis Co Texas

(SEAL)

STATE OF TEXAS:
COUNTY OF TRAVIS:

*I, Miss Emma Limberg, Clerk of the County Court within and for the State and County
aforesaid, do hereby certify that the foregoing instrument of writing is a true and
correct copy of the original as it appears on file in my office under the name of said
AD 1956-10-14-74 P.M. in the Plat Records of said County in Book 3 of page 108
of 1055 overlook No. 1.*

WITNESS MY HAND AND SEAL of the Court
 Given above
 Miss Emilia Limberg, Clark County Court Trial's County Trial

(5 EAL)

By Elsie Pruitt

STATE OF TEXAS,
COUNTY OF TRAVIS:

COUNTY OF TARRANT, County Clerk of Tarrant County Texas, do hereby certify that on the 12th day of January, AD 1958, the following instrument, to-wit: Tarrant County Texas, passed on order authorizing the filing for record of this plat, and the said order has been duly entered in the Minutes of said Court in Book 3, et seq., as follows:

WITNESS MY HAND AND SEAL of the Court of said County, this the 15th day of January, AD 1958.

Miss Emily Sundberg, Clerk Co Court, Travis Co, Texas

(SEAL)

By a Russian
copy

"In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads, or other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications filed by the owner of said tract with the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas, hereby agrees not to obligate or construct any of the streets, roads, or other public thoroughfares shown, or any bridges or culverts in connection therewith."

APPROVED FOR ACCEPTANCE:

Date 15 AUGUST 1958 • Walter M. Colborne
Walter M. Colborne Acting Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD:

By the Planning Commission of the City of Austin, on the 15th day of August
A D 1958

David B. Barov
Chairman

William Graham
Secretary

FLOUDNOY ACDES
SEC. 4

Surveyed by Claude T. Bush, Jr. Date 7-15-55
Claude T. Bush, Jr. Sec. Exp. Sur. & Eng.

PROPOSED REZONING AREA

EXHIBIT B
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of vehicle trips to no more than 300 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The family residence (SF-3) zoning district is intended as an area for moderate density single family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-3 zoning is compatible with the mixture of residential types on Sunset Trail.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is located within the 1500 foot transition zone of the Edward's Aquifer Recharge Zone. A topographical and/or geological study will need to be conducted to determine whether or not the site lies within the recharge zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed in the non-recharge zone portion of the watershed, by Chapter 25-8 of the City's Land Development Code. The following review is based on this site lying within the Suburban portion of the Williamson Creek watershed, but please note that this does not preclude the possibility that it may lie within the recharge zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Compatibility Standards

The requested SF-3 zoning would not trigger the application of compatibility standards.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5001 SUNSET TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2007-0165, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block B, Flournoy Acres Section 4 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 8, Page 168, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5001 Sunset Acres, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2007.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2007 § _____
9

10 Will Wynn
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk

minterd

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Subject Tract



Zoning Boundary



Pending Cases



1" = 400'

OPERATOR: S. MEEKS

ZONING EXHIBIT A

CASE#: C14-2007-0165

ADDRESS: 5001 SUNSET TRAIL

SUBJECT AREA: 0.744 ACRES

GRID: F19

OPERATOR: W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.